

**BPO Form**

**Cain & Company Real Estate**  
**PO BOX 66643, Houston, TX 77266**  
1(800) 685-7708

Date Ordered: 11/26/2019 ~~SS50 Thrush~~

**B&B Funding, LLC**  
**ATTN: Cheryl Bobrowicz-Greenberg**  
1055 Parsippany Blvd, Suite 200  
Parsippany, NJ 07054

Phone: (866) 533-6600  
Fax: (973) 912-4466

**Subject Property Address:**

Street: 6203 Overdale

City: Houston

State: TX

Zip: 77087

OWNER'S NAME	Currently Listed? NO	Previous DOM	Previous LP	Current LP	Listing Company
Yolanda Johnson	No	0			
<b>Recommended inspections:</b>					
Roof, termites plumbing and electrical are needed because of age and signs of deferred maintenance with a history of flooding in area.		SFR	Occupied	Average	Dev/
<b>COMMENTS ON SUBJECT'S CONDITION:</b> Area is undergoing drainage work after flooding from Harvey and Imelda, some new development, house in fair to average condition. Noticed window units so maybe no central A/C and roof seemingly 15 years.					

**SUBJECT PROPERTY**

6203 Overdale St

Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
2292	1	7	4	2		2	7452	1955

**USE COMPS LESS THAN 6 MONTHS OLD (IF IMPRACTICAL, LESS THAN 12 MONTHS)**

Comparable Sales			Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
# 1	SS50 Thrush		1270	1	5	3	2	0	2	7020	1959
# 2	6038 Belknap Street		1150		5	3	1	0	1	6300	1955
# 3	6171 Lyndhurst Drive		1980	1	6	4	3	0	1	7150	1950
Prox. To Subj. (blk/miles)	Owner	Finance Type	Condition	Broker inspected	Sale Date	DOM	Original LP	LP at Sale	Sale \$\$		
# 1 .7		Cash	Fair	N	9/18/2019	18	55000	35000	54000		
# 2 .5		Cash	Fair	N	9/26/2019	43	74900	65000	59850		
# 3 .5		Cash	Fair	N	8/22/2019	117	128000	89000	57850		
Comparable Listings			Sq. Ft.	#Units	#Rooms	Bed	Bath	Bsmt (%fin)	Garage	Lot Size	Yr. Built
#1	6403 Hirondel Street		2648	1	6	4	3	0	0	7128	1955
#2	6406 Hirondel Street		1534	1	5	4	2	0	0	7128	1956
#3	6303 Reed Road		2500	1	5	4	2	0	0	7260	1950
Prox. To Subj. (blk/miles)	Owner	Finance Type	Condition	BROKER INSPECTED	List Date	DOM	Original LP	Current LP			
#1 .2	REO	Cash	Poor	No	10/7/2019	85	126500	113900			
#2 .2	Conv		Fair	No	8/29/2019	30	125000	125000			
#3 .6	Conv	Conv	Good	No	11/5/2019	42	219500	199950			

**MARKET VALUES SHOULD BE BASED ON A 60 DAY MARKETING**

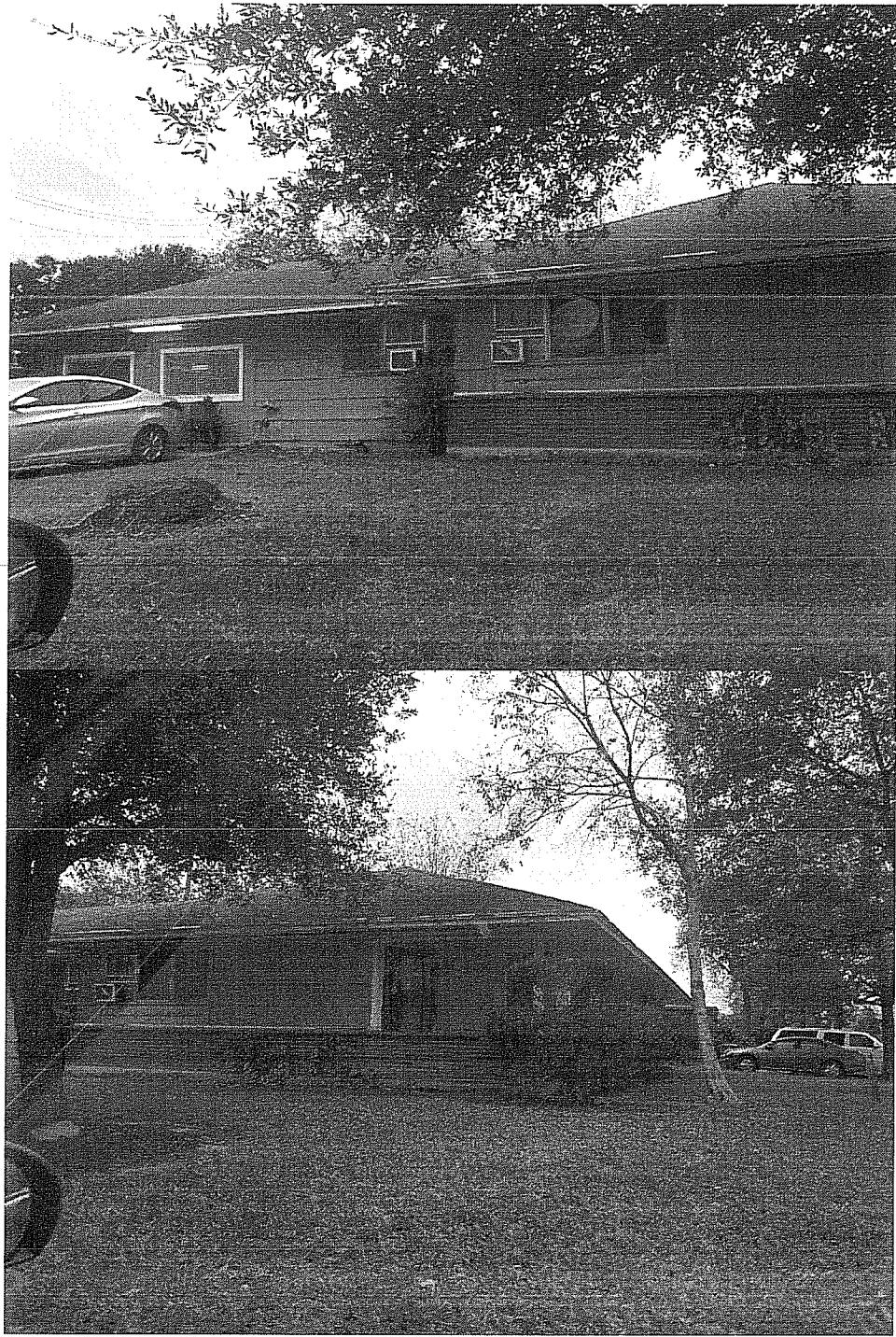
AS IS QUICK SALE VALUE:	109000	Suggest AS IS List Price	125000
Repaired Value	154000	Suggest REPAIRED List Price	162000

**ATTACH PHOTOS TO A SEPARATE SHEET**

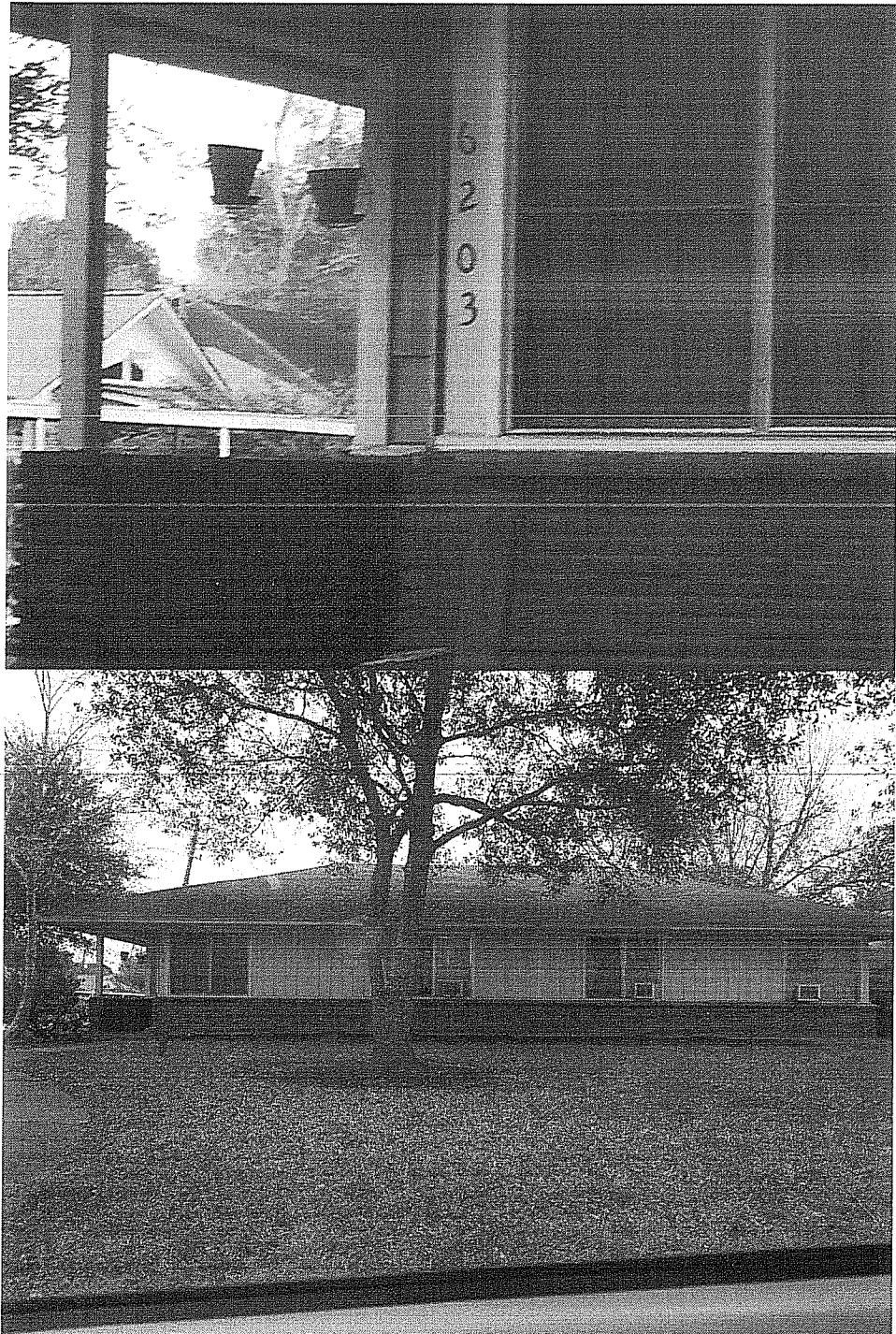
BPO

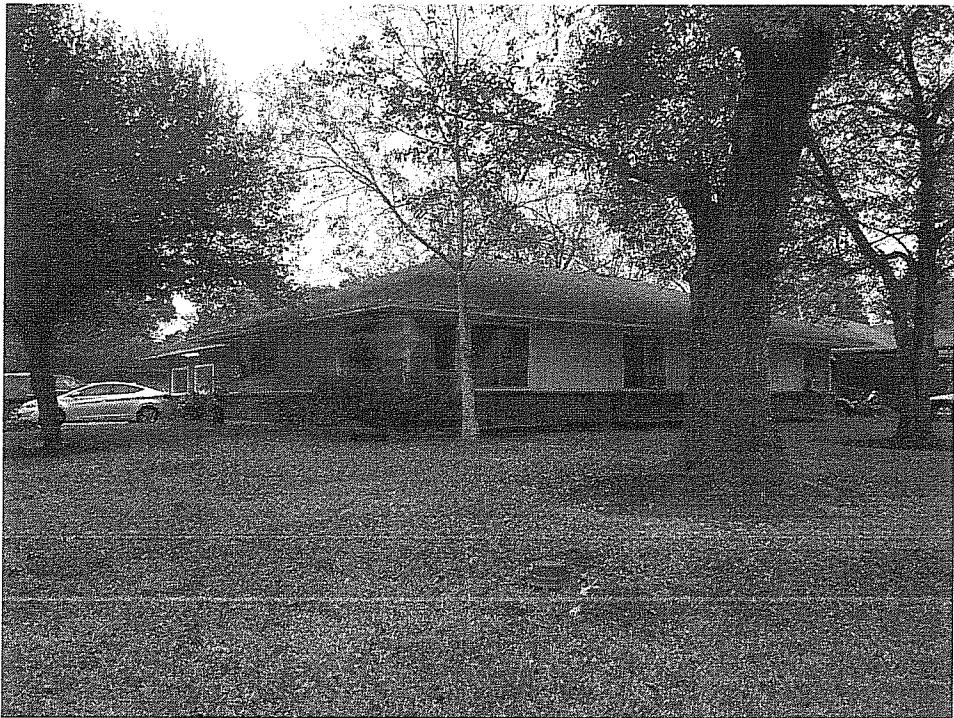
**Photos:**  
Please paste photos

**Property on corner lot  
Side**

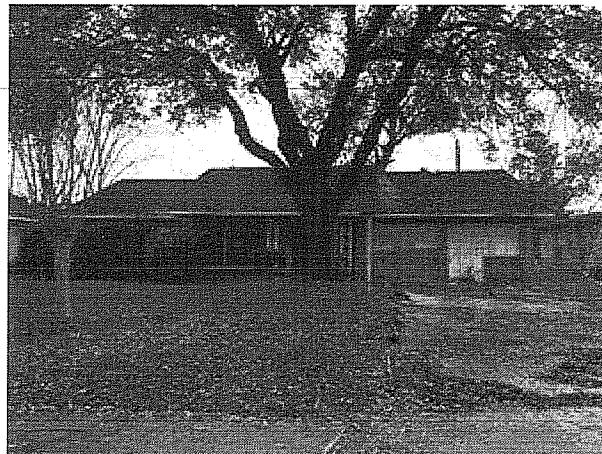


**Address Verification**





**SOLD COMPS**  
**Sold 1 5850 Thrush**



**Sold 2**  
**6028 Belmark**



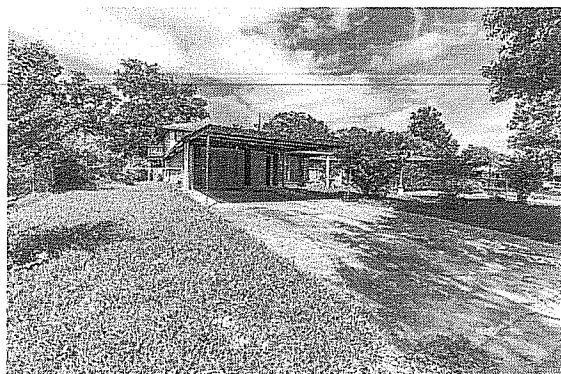
**Sold 3**  
**6167 Lyndhurst**



#### **LISTING COMPS**

##### **List 1**

**6403 Herondel**



**List 2**  
**6406 Herondel**



List 3

6303 Reed

